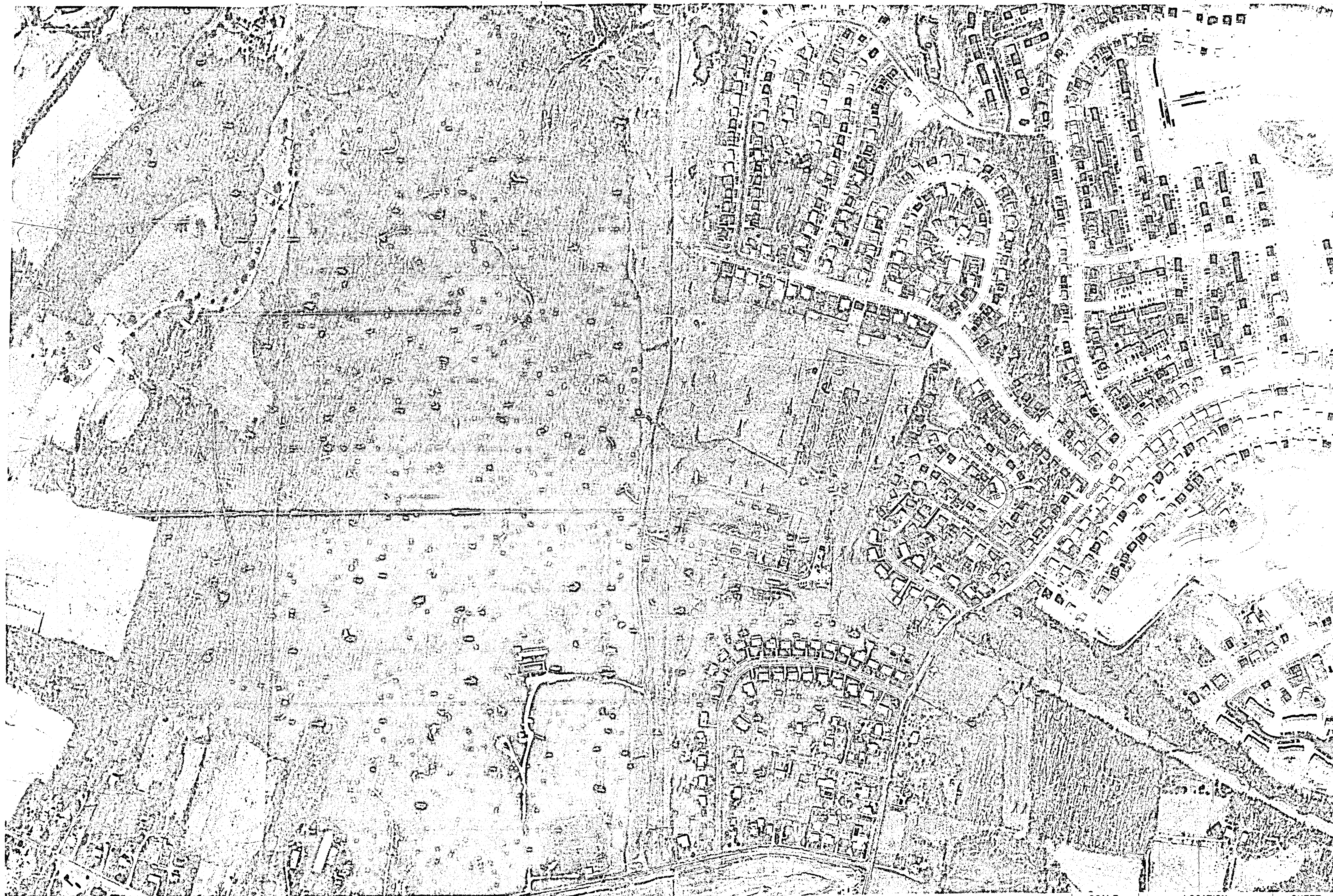


94-442-A



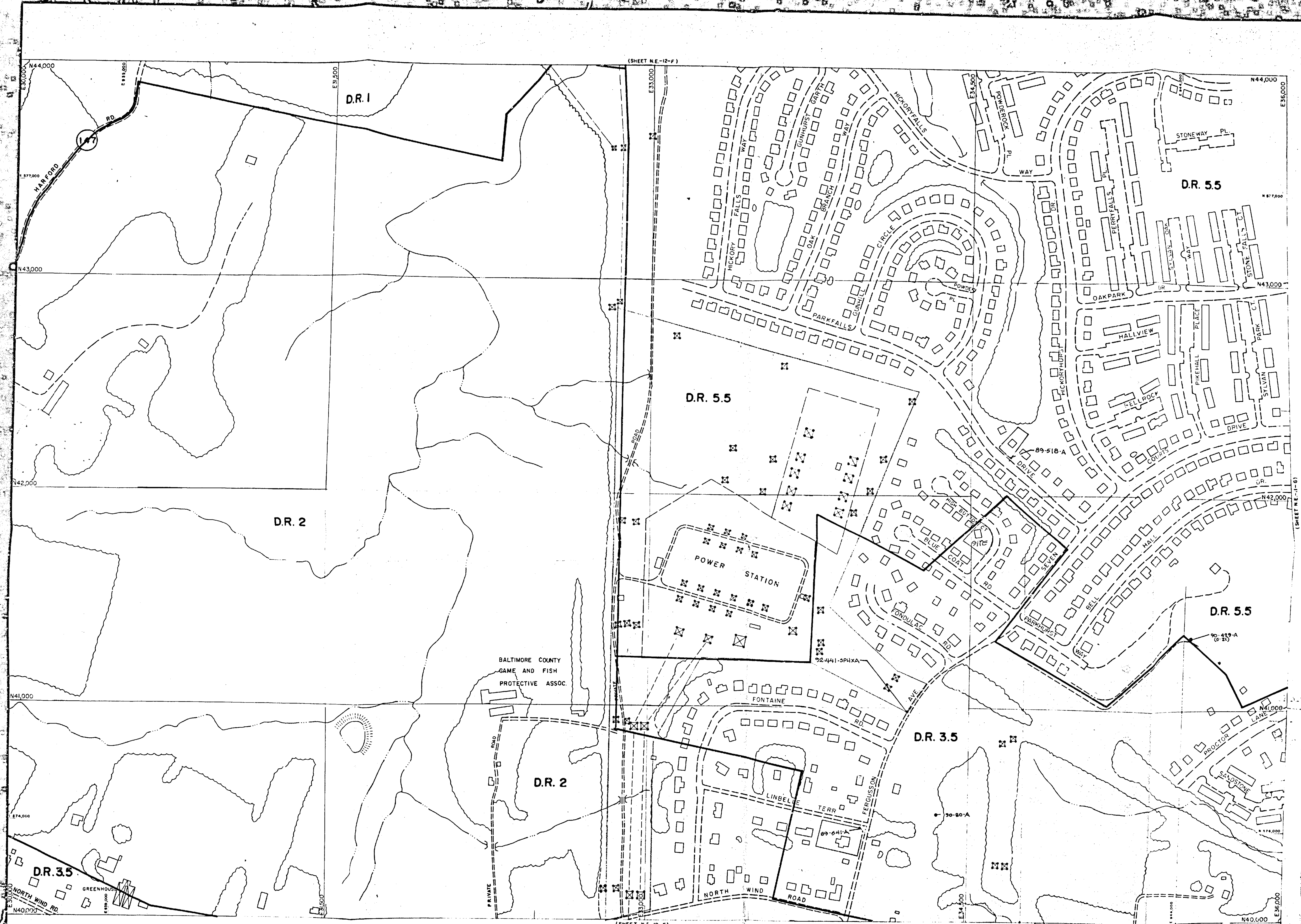
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
CUB HILL
CARNEY AREA

SHEET
N.E.
11-F
ITEM # 432



R-SE Q-SW
N-NE M-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

~~1988 COMPREHENSIVE ZONING MAP~~
Adopted by the Baltimore County Council
Oct. 13, 1988

Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Chairman, County Council

SCALE 1" = 200'	LOCATION CUB HILL CARNEY AREA
DATE OF PHOTOGRAPHY JANUARY 1985	SHEET N.E. II-F ITEM # 492

A-247-42-A



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-25-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 432(RT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for **DAVID N. RAMSEY, ACTING CHIEF**
John Contestabile, Chief
Engineering Access Permits
Division

BSV

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Toll-Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 440, 441, 442, AND 443.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
MAY 20 1994
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Harry Louis Tiedemann, III and Elizabeth O. Tiedemann
4 High Button Court
Baltimore, Maryland 21235

Re: CASE NUMBER: 94-442-A Item 432
4 High Button Court
420 High Button Court, 115' W of c/l Blue Coat Road
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

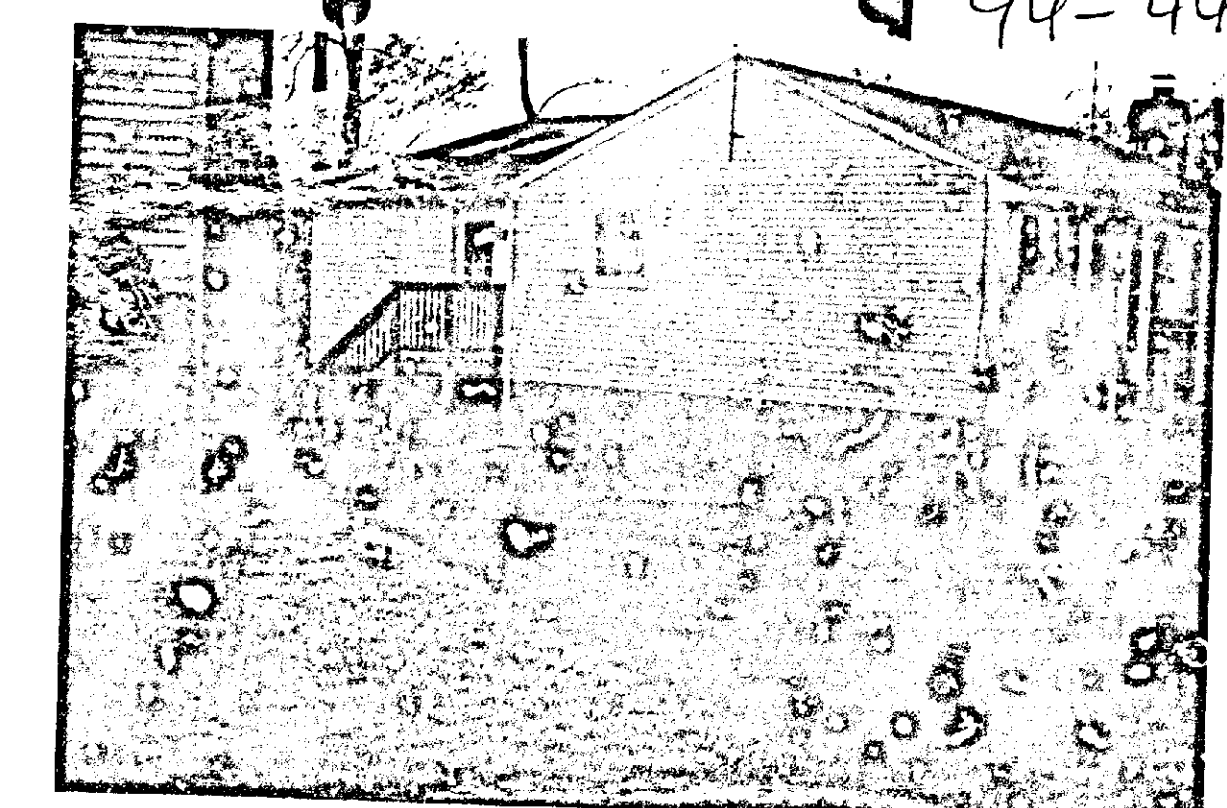
1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (c) grant the requested relief, (d) deny the requested relief, or (e) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

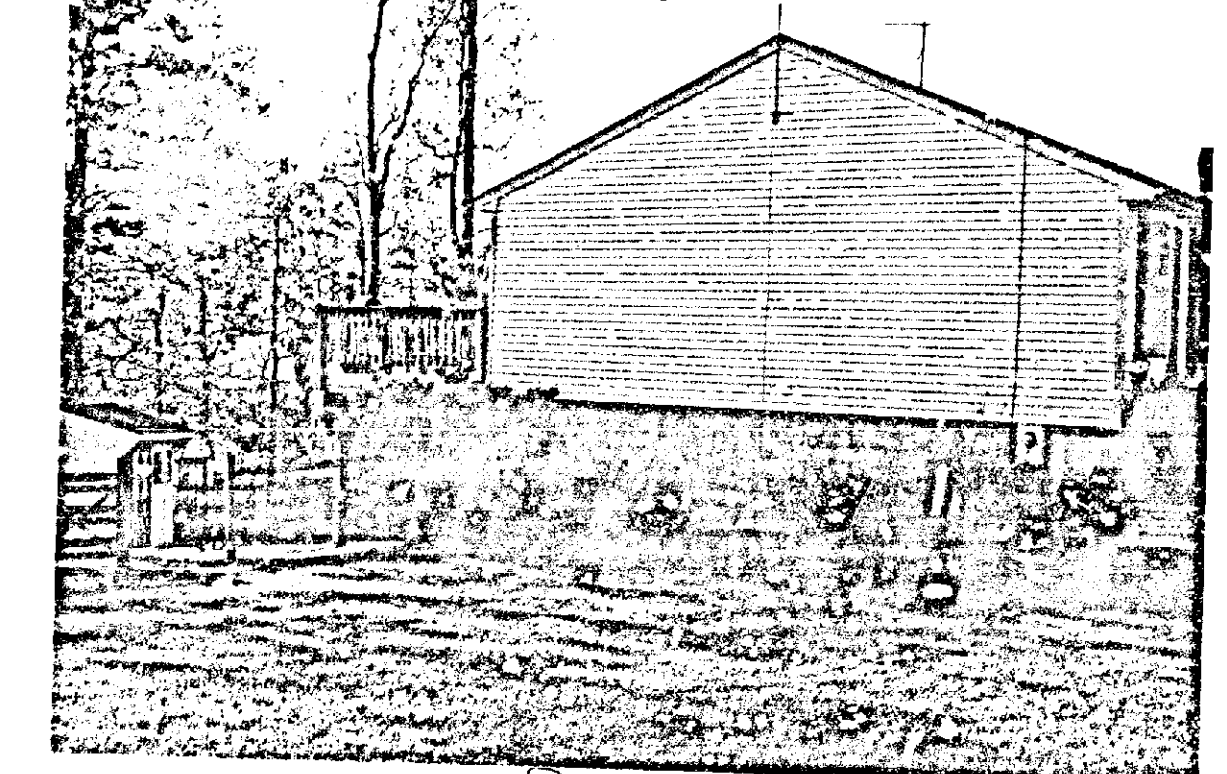
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director



From yard of 4 High Button to #6 High Button



Side Yard of Proposed Garage



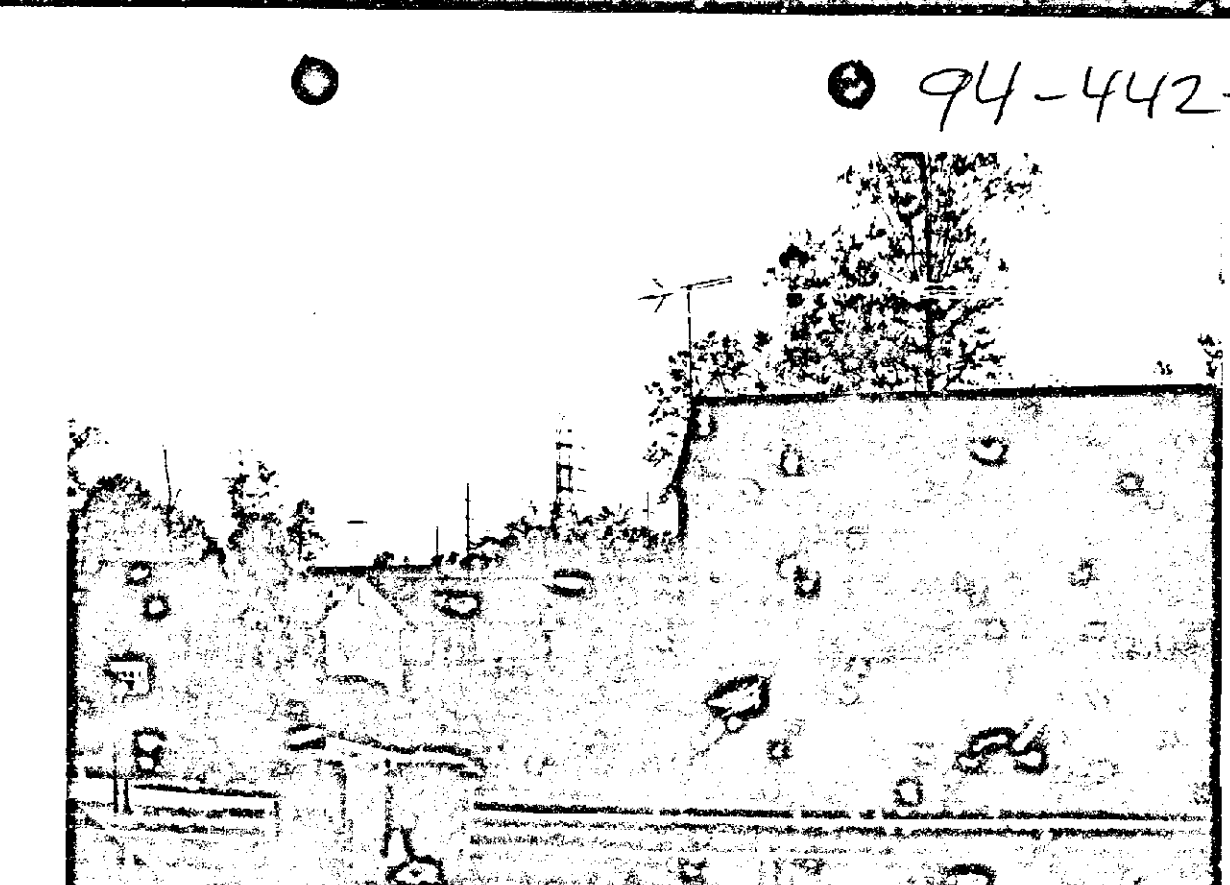
Shot from Middle of High Button Court, side of #4 High Button



Rear and side of #4 - site of proposed garage.



Front of #4 High Button Ct.



Left side of house and side yard of #4 High Button Ct.



Front right side of #4 High Button and #6 High Button Ct.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

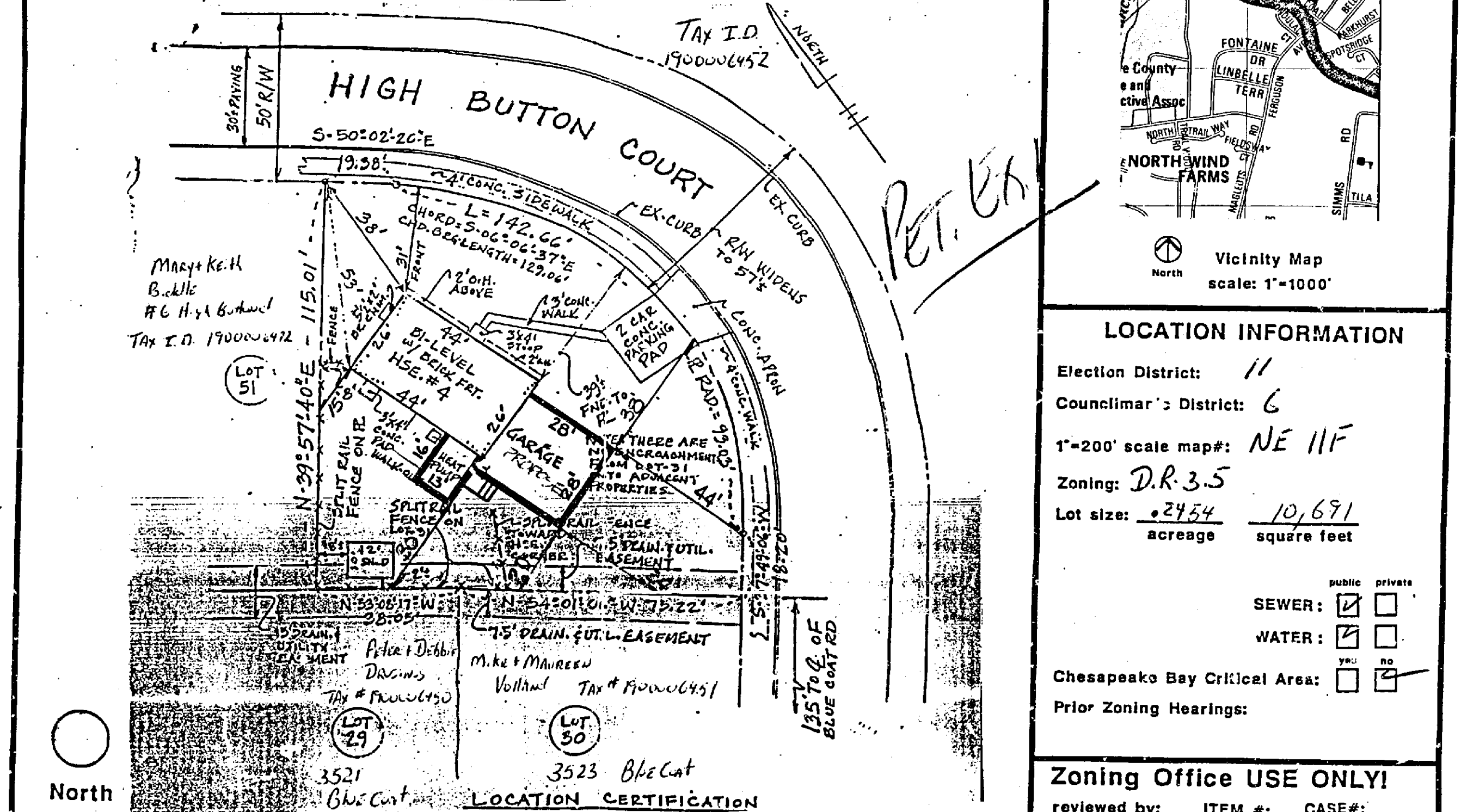
PROPERTY ADDRESS: 4 High Button Court

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Harmony Hills

plat book # 202, folio # 012, lot # 3, section # 2

OWNER: Harry + Elizabeth O. Tiedemann



North
date: 5/17/94
prepared by: Harry Tiedemann

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Election District: 11

Councilman's District: 6

1"=200' scale map #: NE 11F

Zoning: DR-3.5

Lot size: 29.54 acreage 10,691 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

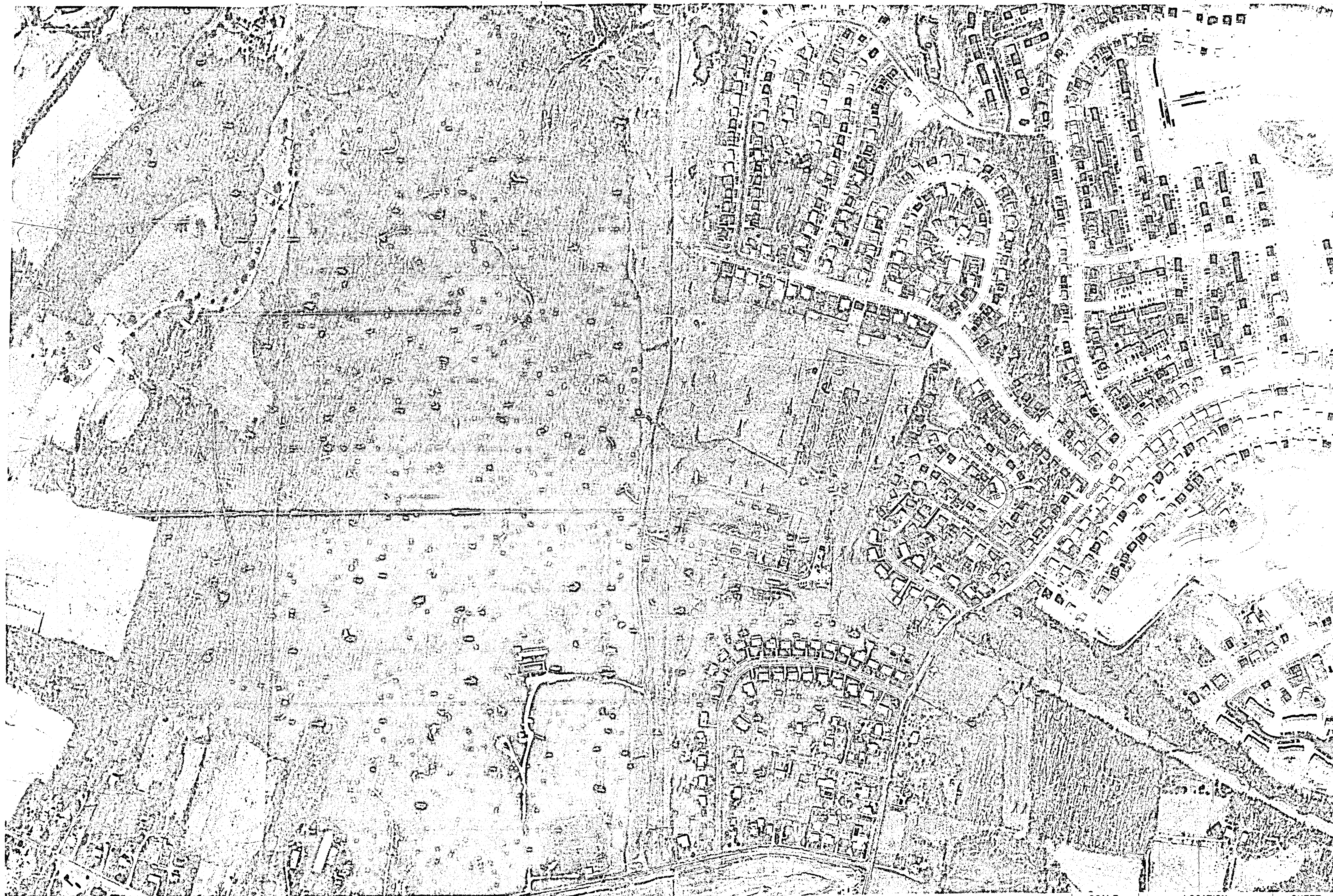
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

R.T. 432

94-442-A



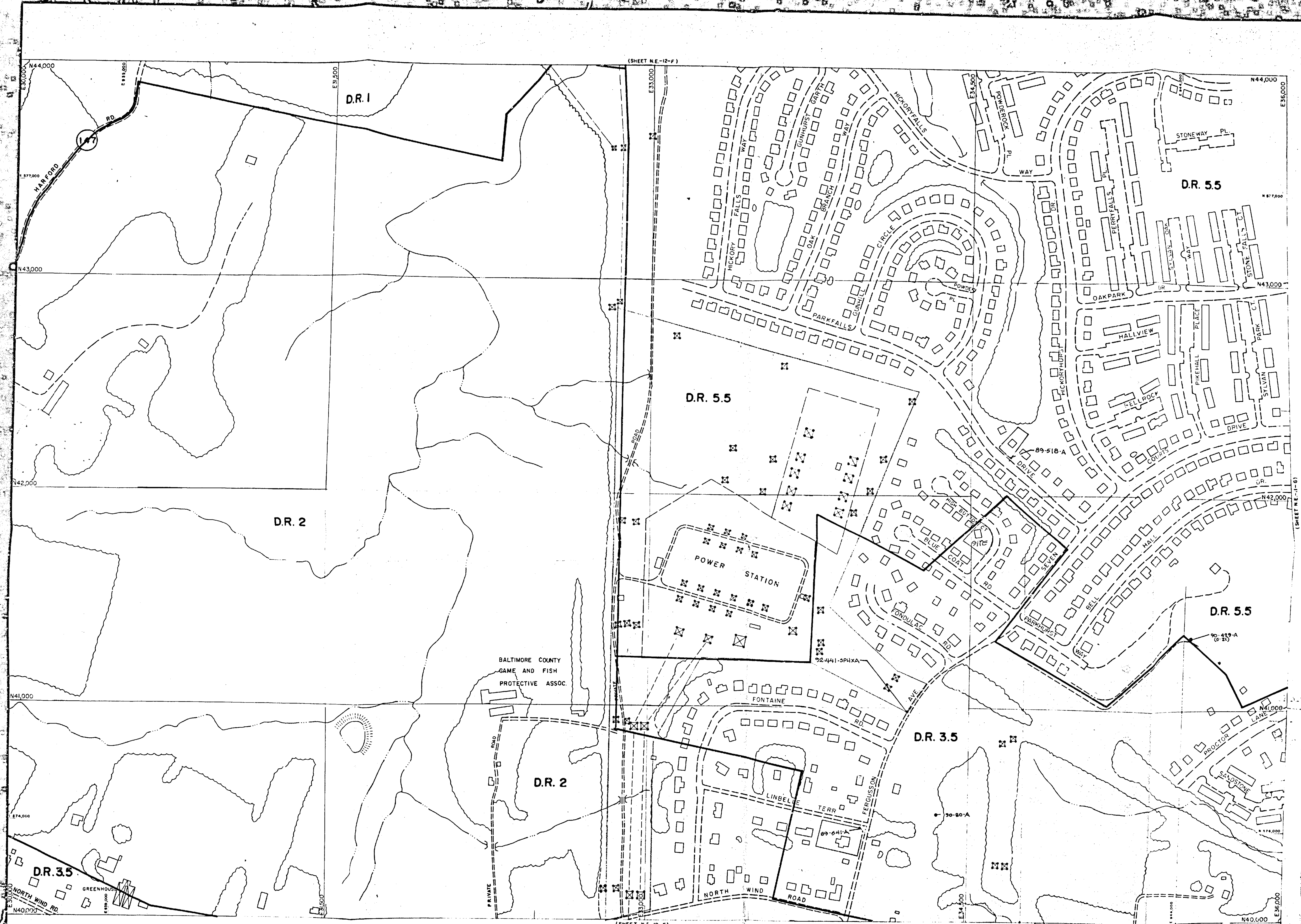
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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LOCATION
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R-SE Q-SW
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THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

~~1988 COMPREHENSIVE ZONING MAP~~
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING**

OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92

Chairman, County Council

SCALE 1" = 200'	LOCATION CUB HILL CARNEY AREA	SHEET N.E. II-F ITEM # 492
--------------------	-------------------------------------	-------------------------------------

A-247-42-A



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: ***432(RT)**

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for **DAVID N. RAMSEY, ACTING CHIEF**
John Contestabile, Chief
Engineering Access Permits
Division

BSV

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Toll-Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/20/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEEBELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 429, 431, 432, 433, 434, 435, 436, 437, 438, 440, 441, 442, AND 443.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Harry Louis Tiedemann, III and Elizabeth O. Tiedemann
4 High Button Court
Baltimore, Maryland 21235

Re: CASE NUMBER: 94-442-A Item 432
4 High Button Court
420 High Button Court, 115' W of c/l Blue Coat Road
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 22, 1994. The closing date (June 6, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (c) grant the requested relief, (d) deny the requested relief, or (e) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

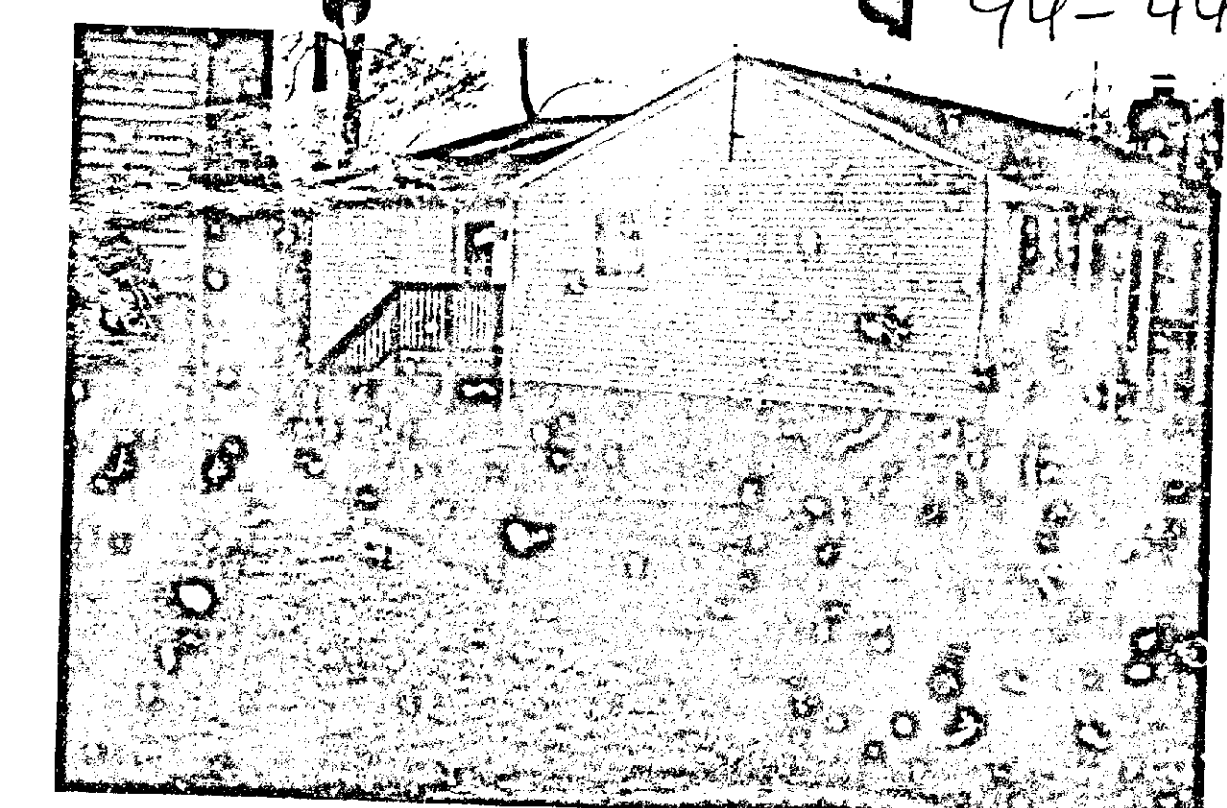
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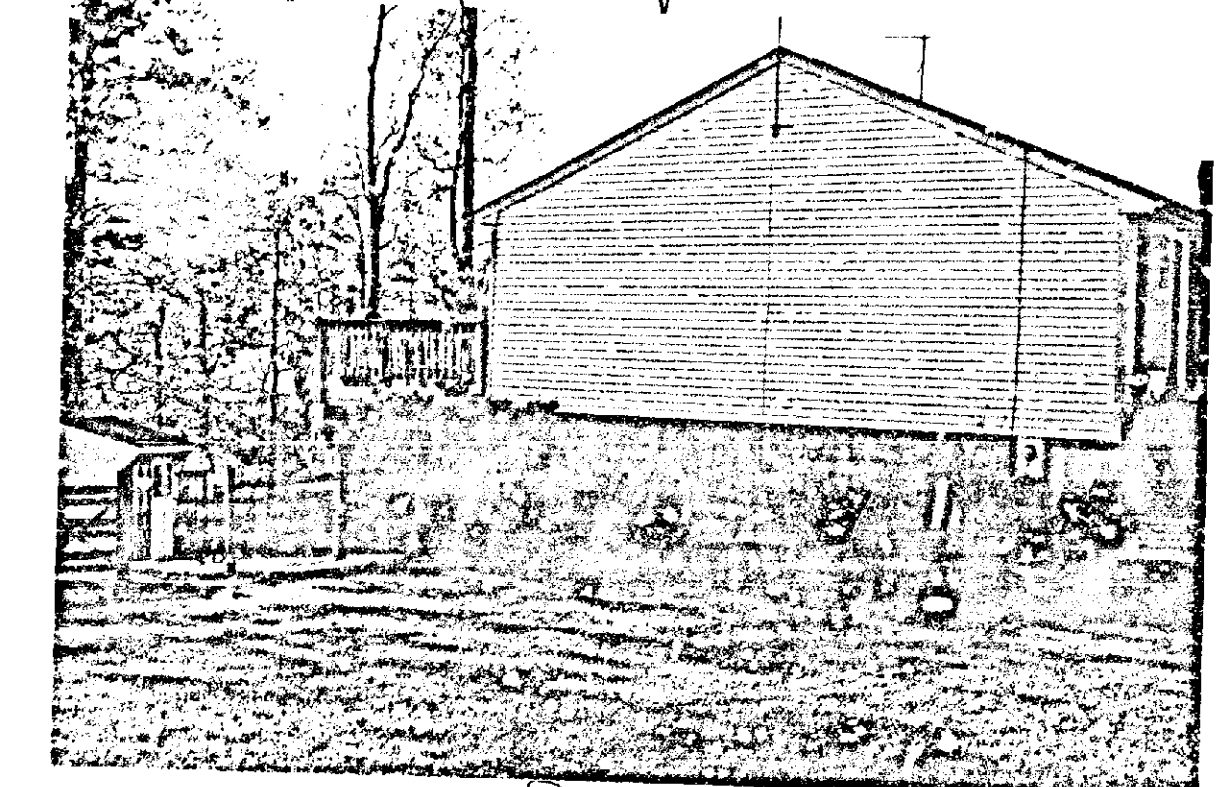
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Arnold Jablon
Arnold Jablon
Director

Printed on Recycled Paper



From yard of 4 High Button to #6 High Button



Side Yard of Proposed Garage



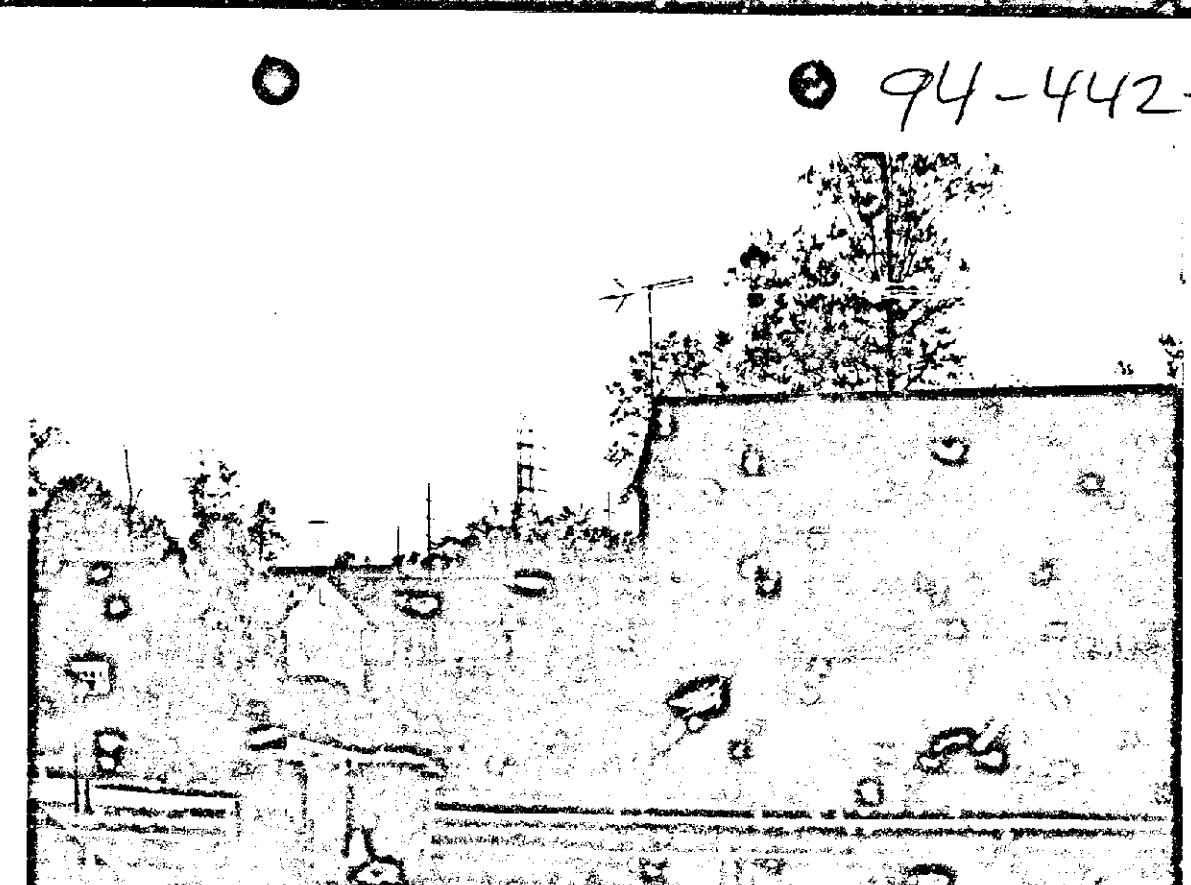
Shot from Middle of High Button Court, side of #4 High Button



Rear and side of #4 - site of proposed garage.



Front of #4 High Button Ct.



Left side of house and side yard of #4 High Button Ct.



Front right side of #4 High Button and #6 High Button Ct.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

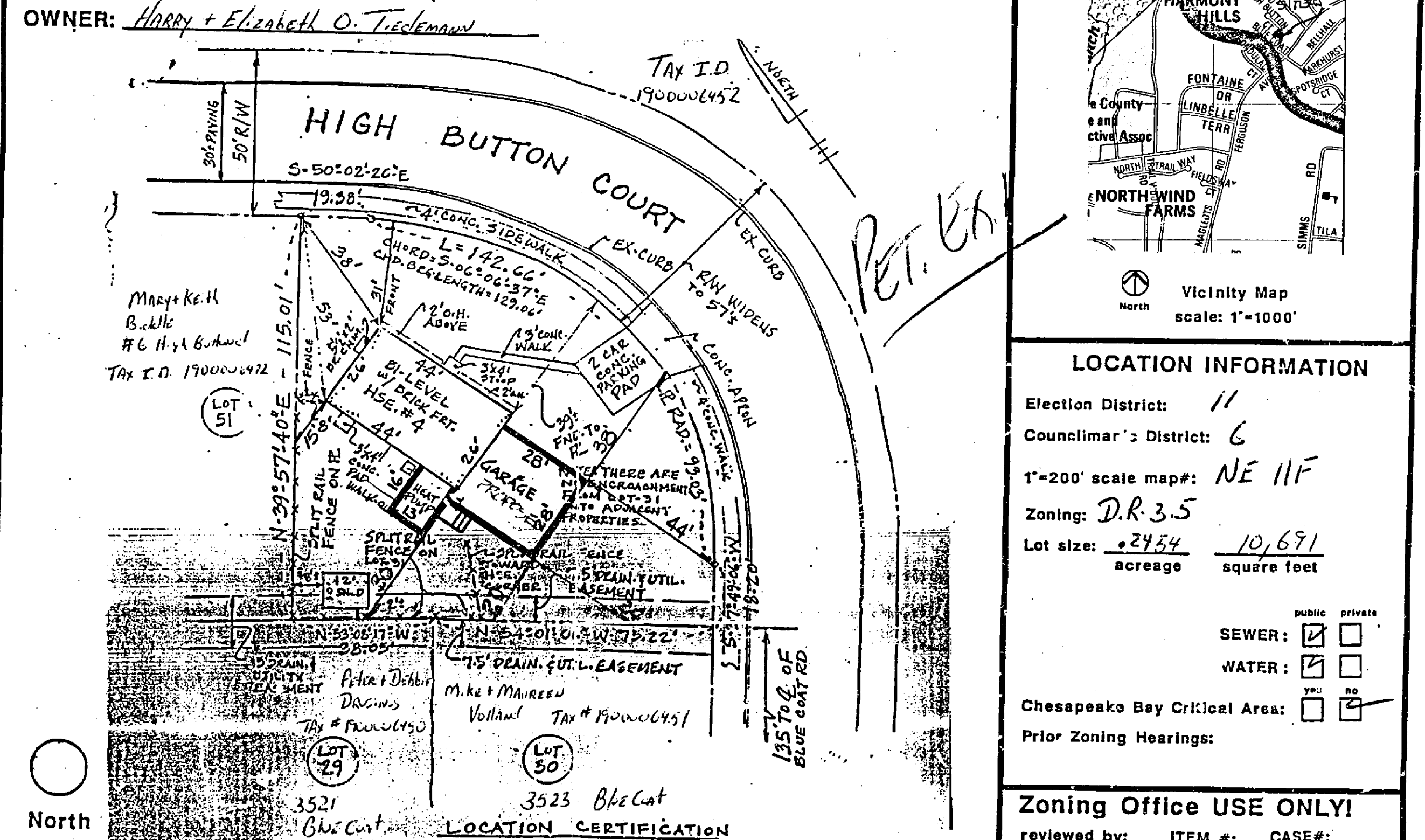
PROPERTY ADDRESS: 4 High Button Court

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Harmony Hills

plat book # 202, folio # 012, lot # 3, section # 2

OWNER: Harry + Elizabeth O. Tiedemann

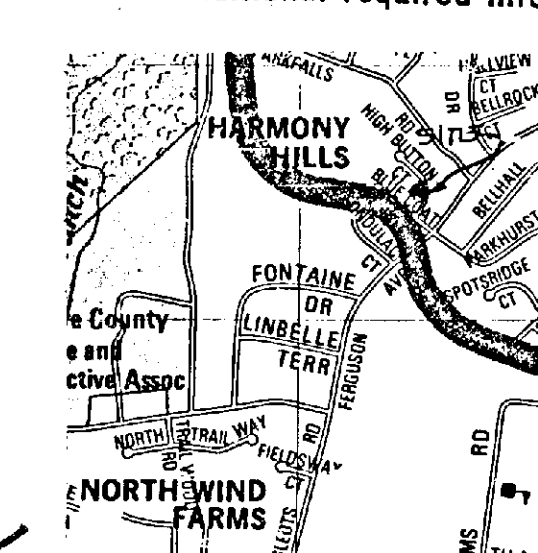


North

date: 5/17/94

prepared by: Harry Tiedemann

Scale of Drawing: 1" = 30'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 11

Councilman's District: 6

1"=200' scale map #: NE 11F

Zoning: D.R. 3.5

Lot size: 29.54 acreage

10,691 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

R.T. 432

IN RE: PETITION FOR ADMIN. VARIANCE
W/S High Button Court, 135' NE
of the c/l Blue Coat Road
(4 High Button Court)
11th Election District
6th Councilmanic District
Harry L. Tiedemann, III, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 4 High Button Court, located in the Cub Hill area of eastern Baltimore County. The Petition was filed by the owners of the property, Harry L. Tiedemann, III, and his wife, Elizabeth O. Tiedemann. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet and to amend the Final Development Plan of Harmony Hills, accordingly, for a proposed two-car garage in accordance with the plan submitted into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 36-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet and to amend the Final Development Plan of Harmony Hills, accordingly, for a proposed two-car garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 8, 1994

(410) 887-4386

Mr. & Mrs. Harry L. Tiedemann, III
4 High Button Court
Baltimore, Maryland 21236-4741

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S High Button Court, 135' NE of the c/l Blue Coat Road
(4 High Button Court)
11th Election District - 6th Councilmanic District
Harry L. Tiedemann, III, et ux - Petitioners
Case No. 94-442-A

Dear Mr. & Mrs. Tiedemann:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 118 Date of Posting: 7/24/94
Posted for: Variance
Petitioner: Harry L. & Elizabeth O. Tiedemann
Location of property: 4 High Button Ct. N/S
Location of Sign: 1000 Hwy. on property being zoned
Remarks:
Posted by: [Signature] Date of return: 7/27/94
Number of Signs: 1

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4 High Button Ct. Baltimore, Md. 21236-4741

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty)

WE ARE THE OWNERS OF THE PROPERTY AT 4 HIGH BUTTON COURT AND HAVE LIVED THERE FOR THE PAST 12 YEARS. WE BOUGHT THE HOUSE NEW AND HAVE ALWAYS WANTED A GARAGE. THE SHAPE OF THE LOT PREVENTS US FROM HAVING MET THE ZONING REQUIREMENTS FOR REAR YARD SETBACK. THERE IS NO OTHER PLACE TO BUILD THE GARAGE AND COMPLY WITH THE ZONING REQUIREMENTS. IT IS VERY BURDEOME TO TRY TO MEET THE REQUIREMENTS AND NONE OF THE ADJACENT LOT OWNERS WILL BE HARMED BY THE LESSEY SETBACK AND WILL CAUSE NO PUBLIC HARM.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a repeating and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of MAY, 1994, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared

HARRY LOUIS TIEDEMANN & ELIZABETH OLIVIA TIEDEMANN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

MAY 9, 1994

My Commission Expires: OCT 1, 1994

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 4 HIGH BUTTON CT
Election District 11 Councilmanic District 6

Beginning at a point on the WEST side of HIGH (north, south, east or west)

BUTTON COURT which is 50' (street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 135 NE of the (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BLUE COAT RD (name of street)

which is 50' wide. *Being Lot # 31 (number of feet of right-of-way width)

Block Section # 2 in the subdivision of HARMONY HILLS as recorded in Baltimore County Plat (name of subdivision)

Book # 0059, Folio # 0107, containing 10,691 SQ. FT. 0.2454 AC. (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.07 12' 13" E. 321.1 ft., S.18 27' 03" E. 87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

Baltimore County
Zoning Administration & Development Management
311 West Ch.apeake Avenue
Towson, Md. 21204
Date: 5/10/94
H. TIEDEMANN, III
#4 HIGH BUTTON CT
BALTO. MD. 21236
Account: R-001-8180
Number 432
R.T.
010 - VARIANCE - \$ 50.00
030 - SPH# - \$ 50.00
030 - SIGN - \$ 35.00
TOTAL = \$ 135.00
02A0200105WTCNR
R-001129A005-10-94
\$135.00
Please Make Checks Payable To Baltimore County
Cashier: [Signature]

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 4 High Button Ct. Balto. MD 21236

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1. To permit a rear setback of 20 ft. in lieu of the required 30 ft. and to amend the Final Development Plan of Harmony Hills

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

1 The lot is too small to allow the garage
2 There is no other way to get the garage on the lot
3 with the variance it will not be a harm to anyone
4 The lot is too small to allow the garage

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Type or Print Name: N/A
Signature: [Signature]
Address: [Address]
City: [City] State: [State] Zip Code: [Zip Code]
Attorney for Petitioner
Type or Print Name: N/A
Signature: [Signature]
Address: [Address]
City: [City] State: [State] Zip Code: [Zip Code]
Name: [Name]
Address: [Address]
City: [City] State: [State] Zip Code: [Zip Code]
Name: [Name]
Address: [Address]
City: [City] State: [State] Zip Code: [Zip Code]

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12 day of July, 1994, that the subject matter of this petition be set for a public hearing, to be held on or before the 12th day of July, 1994, at 7:00 PM, in the Zoning Administration Office, 311 West Ch.apeake Avenue, Towson, Maryland, and that the property be posted.

Reviewed by: R.T. DATE: 5-10-94
ESTIMATED POSTING DATE: 5-22-94
Printed with Soy-based Ink on Recycled Paper
ITEM #: 432

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: May 25, 1994
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 431, 432, 433, 435, 436, 437, 438, 442 and 443.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Gary L. Rios

PK/JL:lw